



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

May 5, 2014
1404-SPP-07
Exhibit 1

Petition Number: 1404-SPP-07

Subject Site Address: 704 E. State Road 32

Petitioner: Speedway, LLC

Request: Petitioner requests Primary Plat review for 1 lot on approximately 2.213 acres +/- in the Oak Ridge Pointe PUD District.

Current Zoning: Oak Ridge Pointe PUD (Ordinance 11-09)
Underlying Zoning is LB

Current Land Use: Vacant

Approximate Acreage: 2.213 acres +/-

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Primary Plat

Staff Reviewer: Kevin M. Todd, AICP

Procedural

Approval of a Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.

Project History

The proposed primary plat received a public hearing at the April 7, 2014 APC meeting.

Project Overview

The proposal is for the primary platting of a commercial lot on the northern portion of the Oak Ridge Pointe PUD project (the "Proposal"). The subject property is located on what will be the northwest corner of State Road 32 and Oak Ridge Road. The subject property incorporates all of ORP Commercial 2 District of the Oak Ridge Pointe PUD (the "Property"). The Proposal includes right-of-way for the western portion of the Oak Ridge Road northern extension, the Tournament Trail frontage road, internal



ingress/egress easements between the subject lot and future development to the west, and the State Road 32 trail corridor.

The petition was reviewed by the Technical Advisory Committee at its March 25, 2014 meeting.

Modifications since the Public Hearing

Since the public hearing on April 7, 2014, the primary plat proposal has been modified to only include the Property (Lot 1). The original request also included the adjacent property to the west (Lot 2). The proposal that is before the APC for approval is only for Lot 1. Primary platting of Lot 2 will need to be reviewed and approved in the future, prior to secondary platting and development of the lot.

PRIMARY PLAT REVIEW

Westfield-Washington Township Zoning Ordinance

Procedures (WC 16.04.220)

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location
 - **Staff Comment – COMPLIANT**
 - Any street related to the subdivision
 - **Staff Comment – COMPLIANT**
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities
 - **Staff Comment – Not Applicable**
 - Title, scale, north point and date
 - **Staff Comment – COMPLIANT**
 - Land use adjacent to proposed subdivision and owners names
 - **Staff Comment – COMPLIANT**
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision
 - **Staff Comment – COMPLIANT**
 - Names and addresses of the owner, owners, land surveyor or land planner
 - **Staff Comment – COMPLIANT**
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such

streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

- **Staff Comment – COMPLIANT**
- Easements - locations, widths and purposes
 - **Staff Comment – COMPLIANT**
- Statement concerning the location and approximate size or capacity of utilities to be installed
 - **Staff Comment – COMPLIANT**
- Layout of lots, showing dimensions and numbers and square footage
 - **Staff Comment – COMPLIANT**
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes
 - **Staff Comment – COMPLIANT**
- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent
 - **Staff Comment – COMPLIANT**
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners
 - **Staff Comment – COMPLIANT**
- Building setback lines
 - **Staff Comment – COMPLIANT**
- Legend and notes
 - **Staff Comment – COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
 - **Staff Comment – COMPLIANT**
- Other features or conditions which would affect the subdivision favorable or adversely
 - **Staff Comment – Not Applicable**
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used
 - **Staff Comment –Not Applicable**
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land
 - **Staff Comment – COMPLIANT**
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
 - **Staff Comment – COMPLIANT**



- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property
 - **Staff Comment – Not Applicable**
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
 - **Staff Comment – COMPLIANT**
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
 - **Staff Comment – Not Applicable**

Oak Ridge Pointe PUD (Ordinance 11-09)

Section 6.7 – Corporate Park Signage and Landscaping Easement. An area 20' in depth from the road right-of-way and 50' in length as measured from the intersecting right-of-way shall be established as an easement in favor of the City of Westfield. Said easement shall be reserved for the establishment and maintenance of landscaping and signage associated with the business park designation of property north and east of the Real Estate.

- **Staff Comment – COMPLIANT**

Staff Recommendation:

Staff recommends approving 1404-SPP-07 as presented.